

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 7-B-11-PA **Related File Number:** 7-G-11-RZ
Application Filed: 6/6/2011 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: East and west sides Laurans Ave., north side Riverside Dr., south side Goforth Ave.
Other Parcel Info.:
Tax ID Number: 95 G J 002-004 OTHER: 095GR013&014 **Jurisdiction:** City
Size of Tract: 15.43 acres
Accessibility: Access is via Riverside Dr., a major collector street with 23' of pavement width within the large James White Parkway right-of-way, or Laurans Ave., a local street with 17-21' of pavement width within 40-45' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Businesses
Surrounding Land Use:
Proposed Use: Businesses **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI and LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is developed with light to heavy industrial uses and a house under I-2 and O-1 zoning. Residential uses are to the north. The river and James White Parkway are to the south and west. A concrete plant is to the south and more residences are to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing), I-4 (Heavy Industrial) & R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: I-4 (Heavy Industrial)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

